



Town of Wyoming  
Council Meeting Minutes  
June 6, 2022, 6:30 P.M.

**REGULAR TOWN COUNCIL MEETING**

CALL TO ORDER – Mayor Bilbrough called the Meeting to order at 6:32p.m.

PLEDGE OF ALLEGIANCE – Mayor Bilbrough

MOMENT OF SILENCE – Mayor Bilbrough

**ROLL CALL**

Council attending: Mayor- Steve Bilbrough, Vice-Mayor- Doug Denison, Treasurer- Kyle Dixon, Secretary- Tracy Johovic, and Council person-Jeffrey Gravatt

Staff attending: Sgt. Richard Baker, Cpl, Brad Reed, Town Clerk, Roseann Lamar, and Financial Clerk/Officer Manager Michael Wooleyhand

Audience attending: Myke Davis, Mike Wolfer, Candace Dierkes, Justin Hall, Donna Storan, Gerry Storan, Joanne Mattern, Bob Vantrease, Joyce Stockslager, Charlotte Stockslager, Bob Resenberger, Jane Sweeney, Ernie Piazza, Chuck Conner, Sheryl Ford, Donovan Anderson, Beverly Cannon

ADOPTION OF AGENDA- Amend Agenda to add meeting minutes from May 19<sup>th</sup> Special Meeting, May 23<sup>rd</sup> Budget Meeting & May 23<sup>rd</sup> Executive Session. Add to New Business Oath of office Cpl. Brad Reed, Quote from Musson Brothers & Selling of park playground equipment.

*Mr. Denison moved with a second by Ms. Johovic to approve the amended agenda to add items on as presented. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Ms. Johovic, and Mr. Gravatt, Aye. None Opposed. Motion carried.*

**PUBLIC COMMENTS**

- Ms. Storan stated that she felt offended at the prior meeting when council stated that if speed humps were placed on S. Layton Ave that other people will want them on their streets as well. Something needs to be done in regard to the road its mayhem with the speeding and the trucks.

- Mayor Bilbrough stated that the Stop sign has arrived and will be going up in the next few days.
- Ms. Cannon brought up flooding issue in Wingate, stated that this has been a problem since about 2019 when a sinkhole was never properly taken care of. Ms. Cannon stated that this flooding is eroding her front yard and would like to know what the town could do to help the situation by placing some sandbags down.
- Council advised that they would look further into this situation.

#### ANNOUNCEMENTS – GOOD NEWS

- Mayor Bilbrough-New software has been installed and town staff has been training.
- Received tax assessments from Kent County and no tax increase.
- Back in May-New hire for the police department Sgt. Brad Reed.

#### ADOPTION OF PREVIOUS MEETING MINUTES

- May 2<sup>nd</sup>, 2022-Council Meeting
- May 2<sup>nd</sup>, 2022-Executive Session
- May 19<sup>th</sup>, 2022-Special Meeting
- May 23<sup>rd</sup>, 2022- Budget Meeting
- May 23<sup>rd</sup>, 2022-Executive Session

*Mr. Denison moved with a second by Ms. Johovic to approve the minutes as presented. Mayor Bilbrough, Mr. Denison, Mr. Dixon, and Ms. Johovic, and Mr. Gravatt, Aye. None Opposed. Motion carried.*

#### TREASURER’S REPORT

- Mr. Dixon presented balances, profit and loss reports and check register to council for review.

*Mr. Denison moved with a second by Ms. Johovic to adopt the reports as presented. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Ms. Johovic, and Mr. Gravatt, Aye. None Opposed. Motion carried.*

#### POLICE REPORT

- Sgt. Baker presented May’s police report to council.
- May saw 74 traffic tickets, 21 warnings, 0 arrests and 57 total complaints that were handled by the WPD.
- Sgt. Baker advised that for the month of May we were down to only one police officer on duty.
- Police department volunteered with field day at WB Simpson on both Thursday May 2<sup>nd</sup> and Friday May 3<sup>rd</sup>.
- Sgt. Baker stated that the Fishing Derby had a good turnout, we had great weather and the kids had a great time.

#### FIRE COMPANY REPORT

- Mr. Piazza had to leave to go to a fire call, Mr. Wooleyhand presented report to council.
- Report showed 83 alarms for the month of May.
  - 1041 manpower hours.
  - In service for 33.3 hours.

- Average alarm time 55 minutes.
- Average for first truck to be enroute- 3 minutes.

#### C/W SEWER & WATER REPORT

- Nothing to report.

#### PLANNING & ZONING

- Mrs. Lamar advised that the Planning & Zoning meeting for May was cancelled due to members not being able to make the meeting and therefore there was no quorum.

#### BUILDING PERMITS

- Mrs. Lamar advised that 9 new permits was submitted for May.
- Mrs. Lamar stated that permitting will most likely keep flowing around the same in the upcoming months as the weather continues to stay warm.

#### CODE ENFORCEMENT

- Council was advised that 21 grass, 1 debris & 1 car violation ticket were issued in May, 4 residents have been sent fines.
- Advised that 13 have been resolved, 7 waiting on feedback from and 1 no resolution.

#### PARK/STREET

- Mr. Gravatt advised that Dave has stop sign for S. Layton to be put up, waiting for mark out from Miss Utilities.
- Picnic tables at park needing to be replaced, falling apart.

#### SPECIAL EVENTS

- Peach Festival so far has 69 vendors signed up, bus's, entertainment and paramedics are all lined up.
- Looking at contracting Stein Amusement to possible set up behind town hall.
- Gathering quotes for porta potties and dumpsters, looking for the lacrosse team to possible help with clean up. Sign in sheet for council for information booth.

#### NEW BUSINESS

- **Oath of Office**
  - Mayor Bilbrough-Cpl. Brad Reed sworn in.
- **Musson Brothers**
  - Discussion on town having continuous issues with sewer lines, has backed up at least four times.
  - Three different plumbers have come and look at it, two videos of lines taken.
  - Has been unclogged at least three times.
  - Reviewed proposal and discussion on replacing old sewer lines.
  - Musson Brothers suggestion to do a lateral connection lining through old pipes.
  - Ten-year warranty on project.

*Mr. Denison moved with a second by Mr. Dixon to accept Musson Brothers quote of \$20,500.00 to fix town hall sewer lines. Funds to come out of Realty Transfer. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Ms. Johovic, and Mr. Gravatt Aye. None Opposed. Motion carried.*

○ **Selling Playground Equipment**

- Mr. Wooleyhand advised that Barrett recommended having prospective buyer sign a release of liability to the town.
- Council would set an amount for the equipment and a sealed bid would be done.
- Council would like some research done on a price for about how much park equipment would go for so that would give them an idea to start with for coming up with a number.

*Mr. Denison moved with a second by Mr. Gravatt to accept the sale and removal of the playground equipment. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Ms. Johovic, and Mr. Gravatt Aye. None Opposed. Motion carried.*

○ **Wyoming Mills-Quiet Zone Sign Request**

- Residents from Wyoming Mills came to present concerns they had regarding the loud music of cars coming in and out the development all hours of the day and night. Music is loud and blaring.
- Very disruptive to the whole community.
- Neighbors playing movies on big screen at one am.
- Trailers with ATV's and Motorbikes coming in and riding all around the development, worried about this being a safety issue.
- Residents would like to work with town council and police department to come to some resolution on how to deal with these issues.
- Asking that a sign be placed as you come into development that states quiet zone during certain times per the guidelines of the town ordinance.
- Also stated that there is no longer a president of the HOA just a treasurer, would like guidance on rebuilding the panel back up.

○ **Streets at Wynsome Knoll**

- Discussion on street bond with E&D Holding and how they would like to proceed.
- Mr. Wooleyhand had conference call with Dr. Dimondi, Sal and Mr. Edwards in regards to bond. It can be done one of two ways.
- Put a bond and the town accepts the streets now and any repairs needed will be taken from the bond. The town will maintain snow removal.
- Second option, wait till after a year and they will turn the streets over once they weather.
- Dr. Dimondi would prefer this option as to oppose to the first option.
- Council stated to have Dr. Dimondi's lawyer draw up the documents for their review.

○ **Savannah Farms**

- Bob Vantrese- President of DR. Horton and Bob Rosenberger went over site plan in the early stages of what they would like to see development wise for the property.
- Property consists of three hundred and fifty acres with one hundred and thirty-five acres on the Wyoming side and the remaining on the town of Camden side.

- Currently looking for feedback from both municipalities at this time on their thoughts and ideas.
- Would like to clean the township boundary between Camden and Wyoming, so that there is a clear delineation line of the maintenance between the two townships.
- Proposing an acre for acre swap of land between the two townships.
- Looking to build a community with plenty of amenities, streets that are wide enough to accommodate emergency vehicles.
- Walkways along the residential lots with street lighting along it. Also want to provide a diversity of housing between the two townships.
- Mr. Vantrese stated that DR. Horton is a premiere builder, and they intend to build a higher end community in the Wyoming portion of the project.
- Requested from council to consider smaller lot sizes current code calls for ten thousand square feet asking to take down to eighty-five square feet to that they can create seventy feet wide single detached home lots.
- Thus, this will allow for four houses per lot.
- Also proposed adding an age restricted community, age restricted communities are less demanding.
- Mayor Bilbrough questioned the impact that this development may have on the school districts.
- Mr. Rosenberger stated that they have not met with the school district yet, but they do plan too.
- Another concern for council is the traffic impact on Moose Lodge Road, Mr. Rosenberger stated they will be having a traffic study done.
- Mayor and council discussed and prefer the age restricted community. Felt it best for Wyoming to have all residential (R1) homes, with the lot size of ten thousand square feet.
- Looking at 2024 before infrastructure will begin on this project.
  
- **Roybrook Properties**
  - Property has been turned over to Barrett Edwards for munitions sale.
  - No taxes have been paid in three years, no attempts.
  - Has not paid for his landlord license, never finished a building permit that was pulled back in 2018, no inspections were done.
  - Payments always late.
  - Goes to State sale end of July.
  - Council's decision not to accept a payment plan, taxes must be paid in full and brought current.
  
- **Resolution**
  - Buffalo Stampede-43<sup>rd</sup> annual Buffalo Stampede will be help on Saturday July 9<sup>th</sup>, starting at 7:30 am.
  - About two to two hundred fifty racers registered.
  - Mr. Wooleyhand read allowed the resolution and signed by interim Chief Richard Baker and Mayor Bilbrough to allow the open container law to be waived on Saturday July 9<sup>th</sup> from 6 am until noon.

## UNFINISHED BUSINESS

- **Ordinance #64-22**
  - Second reading
  
- **Wingate Open Space Maintenance**
  - Mayor Bilbrough advised the residents that the contract with DeBloois Landscaping has been cancelled and that each resident in the development is responsible for maintaining the open space.
  - Town attorney has advised to follow Ordinance in regard to grass, residents will receive a notice once the grass is above eight inches after five days of notice if that grass has not been mowed then the town will come in and mow it at a rate of one hundred sixty dollars and hour and each resident will then be billed.
  - Ms. Cannon stated that she will not continue to mow her portion it has gotten to be to much for her to do and for years she has paid someone to come and cut it and that it is not fair.
  - Ms. Cannon was paying between two hundred to three hundred dollars to have it mowed.
  - Does not understand why contract must be canceled.
  - Ms. Mattern stated that there were no issues with Debloois coming and mowing the open space the only thing they asked was instead of every week can they do every two weeks.
  - The community will not put there HOA back together that will never happen.
  - Stated that when HOA was dissolved the open space was gifted to the town. No records have been found to support this.
  - Mayor and council advised that town attorney advised against getting involved with the open space at Wingate and that it was the residence responsibility to maintain the area.

## CALENDAR OF EVENTS

- Assessment Appeals and Budget Meeting, Monday June 27<sup>th</sup>, 5:30pm.
- Peach Festival Meeting, Wednesday June 15<sup>th</sup>, 7pm
- Planning and Zoning Wednesday June 22<sup>nd</sup>, 6:30pm.
- Town Council Meeting, Monday July 11<sup>th</sup>, 6:30pm.

## COUNCIL COMMENTS

- Vice Mayor-Doug Denison commented that nothing is personal, things do get sticky in some of these situations. We should try not to get tied up with things that happened in the past. We are all here to try to help solve the problems.

*Mr. Denison moved with a second by Ms. Johovic to adjourn meeting at 8:10 pm. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Ms. Johovic, and Mr. Gravatt, Aye. None Opposed. Motion carried.*

The meeting adjourned.

Roseann Lamar  
Town Clerk